118.0	0008	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	680,700 / 680,700
					USE VALUE:	680,700 / 680,700
					ASSESSED:	680,700 / 680,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
337		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLCLOUGH FRANCIS T--ETAL	
Owner 2:	COLCLOUGH SIMONNE M	
Owner 3:		
Street 1:	337 FOREST STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,585 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1949, having primarily Stucco Exterior and 1375 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8585.000	206,400		474,300	680,700
Total Card	0.197	206,400		474,300	680,700
Total Parcel	0.197	206,400		474,300	680,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 494.98 | /Parcel: 494.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 76768
GIS Ref
GIS Ref
Insp Date 08/31/18

PREVIOUS ASSESSMENT

Parcel ID 118.0-0008-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	206,400	0	8,585.	474,300	680,700	680,700	Year End Roll	12/18/2019
2019	101	FV	189,800	0	8,585.	481,100	670,900	670,900	Year End Roll	1/3/2019
2018	101	FV	191,600	0	8,585.	359,100	550,700	550,700	Year End Roll	12/20/2017
2017	101	FV	191,600	0	8,585.	325,200	516,800	516,800	Year End Roll	1/3/2017
2016	101	FV	191,600	0	8,585.	311,700	503,300	503,300	Year End	1/4/2016
2015	101	FV	190,700	0	8,585.	264,200	454,900	454,900	Year End Roll	12/11/2014
2014	101	FV	190,700	0	8,585.	250,700	441,400	441,400	Year End Roll	12/16/2013
2013	101	FV	190,700	0	8,585.	238,500	429,200	429,200		12/13/2012

!9232!

PRINT

Date	Time
12/10/20	23:44:08

LAST REV

Date	Time
09/12/18	10:35:42
apro	
9232	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17743-168		12/1/1986		155,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2010	440	Manual	5,000					REPLACE EXISTING S

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	BS	Barbara S
3/28/2009	Meas/Inspect	345	PATRIOT
4/18/2000	Inspected	276	PATRIOT
2/15/2000	Measured	270	PATRIOT
9/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	76768
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8585		Sq. Ft.	Site		0	70.	0.79	5									474,288						474,300	

Total AC/HA: 0.19708 | Total SF/SM: 8585 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 474,288 | Spl Credit | Total: 474,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE & BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Poor
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98745072
Adj $ / SQ:	126.641
Other Features:	80283
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	280409
Depreciation:	74028
Depreciated Total:	206381

COMMENTS

SCUTTLE.. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

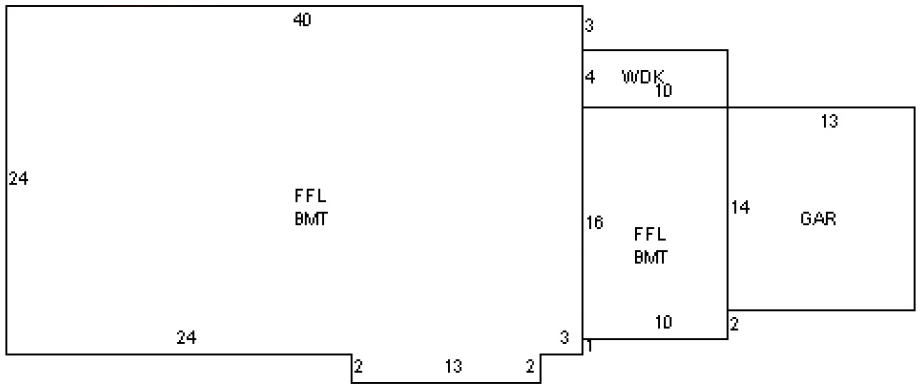
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	126.64
Special Features:	0	Val/Su Net:	82.10
Final Total:	206400	Val/Su SzAd	180.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,146	42.930	49,199
FFL	First Floor	1,146	126.640	145,130
GAR	Garage	182	28.380	5,164
WDK	Deck	40	15.800	632

Net Sketched Area:	2,514			Total:	200,125
Size Ad	1146	Gross Are	2514	FinArea	1375

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0008-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: